

**At a Special Meeting of the Town Council of the Town of Middletown,  
RI held at the Middletown Town Hall on Saturday, January 10, 2015 at  
9:00 A.M.**

**Council President Robert J. Sylvia, Presiding**

**Councillor Henry F. Lombardi, Jr.**

**Councillor Paul M. Rodrigues**

**Councillor M. Theresa Santos**

**Councillor Antone C. Viveiros**

**Councillor Barbara A. VonVillas, Members Present**

**Vice President Robert Kempenaar, II, Absent**

**POSTED – January 5, 2015**

**Wendy J.W. Marshall, Town Clerk**

**Town of Middletown**

**Town Hall – 350 East Main Road**

**Middletown, Rhode Island 02842**

**Dear Mrs. Marshall:**

**Pursuant to the provisions of Article II, Section 203 of the Town Charter and in accordance with Sections 42-46-2., 42-46-4., 42-46-5., and 42-46-6., RIGL, I hereby call a Special Meeting of the Town Council to formally consider, discuss and act upon the following items of business. All items on this agenda, may be considered, discussed and voted upon.**

## **PLEDGE OF ALLEGIANCE TO THE FLAG**

**1. Review and discuss goals, policies, action items for each element, record comments and requested modifications of the new Middletown Comprehensive Community Plan, which will replace the existing Middletown Comprehensive Community Plan and matters related thereto-**

**a. Presentation of Plan Highlights of the new Middletown Comprehensive Community Plan - PowerPoint**

**b. 9:30-10:30am - Public Input**

**c. Cultural & Historic Resources**

**d. Natural & Ecological Resources**

**e. Recreation, Conservation & Open Space**

**f. Economic Development**

- g. Transportation**
- h. Housing**
- i. Facilities & Services**
- j. Land Use**
- k. Public input & additional discussion**

**Said meeting will be held on Saturday, January 10, 2015, at 9:00 A.M.  
at the Middletown Town Hall, 350 East Main Road, Middletown, Rhode  
Island 02842.**

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**Robert J. Sylvia, President**

**Middletown Town Council**

**cc:**

**Town Council**

**Public Library**

**Finance Director**

**Town Administrator**

**Town Solicitor**

**Town Planner**

**This meeting location is accessible to the handicapped. Individuals requiring interpreter services for the hearing-impaired should notify the Town Clerk's Office at 847-0009 not less than 48 hours before the meeting.**

**Present also were Town Administrator Shawn Brown, Town Solicitor Peter B. Regan, Town Planner Ronald Wolanski, Assistant Town Planner Alison Ring, Angela Vincent representing VHB and Deputy Town Clerk Karin Clancey.**

**Council President Sylvia welcomed all who attended this meeting.**

**On motion of Councillor Rodrigues, duly seconded, it was voted unanimously to receive said communication, begin review and presentation of the new Middletown Comprehensive Community Pan.**

**Town Planner Ronald Wolanski and Assistant Town Planner Alison Ring reviewed the following power point presentation, entered**

**here:**

**Public Comment –**

**Elizabeth M. Ward, 675 Mitchell's Lane, addressed the Council noting that the era of box stores is over, the calling card of Middletown is its natural resources and she is against Tibbit's land being a large recreation facility.**

**Charles Allott, Executive Director of Aquidneck Land Trust, noted that**

**the Comprehensive Community Plan is one of the best he has ever read. Mr. Allott explained that the Aquidneck Island Land Trust will assist the Town Council however necessary.**

**Jason Evans, 129 Mitchell's Lane, addressed the Council noting concern with proposed recreation fields and the need to update the Town's recreation field study.**

**Susan Thow, 1425 Green End Avenue, noted she lives in Middletown for the quality of life, natural resources and open space.**

**Bill Gormley, 395 Mitchell's Lane, addressed the Council, reviewing the following, entered here:**

**Council President Sylvia noted that the Town Council has not received a project proposal submission regarding a recreation complex.**

**Anson Stookey, 1215 Green End Avenue, on behalf of Island Youth Lacrosse, addressed the Council, noting the shortage of lacrosse fields in the Town. Mr. Stookey explained that fields are open space and that children need organized activities.**

**Elizabeth Ward, 675 Mitchell's Lane, suggests the Town collaborate with local youth organizations, schools and groups.**

**Marilyn Hennessy, 408 Mitchell's Lane, addressed the Council noting that she is impressed with the Comprehensive Community Plan and the democratic process. Ms. Hennessy noted concern with children's education and education needs to be a priority.**

**State Representative Deborah Ruggiero, District 74, noted that she is honored to represent Middletown and is impressed with the Comprehensive Community Plan. Representative Ruggiero explained that she will help Middletown in any way.**

**Ed Sokol, 148 Fayal Lane, addressed the Council, noting concern with the sports complex, if developed. Mr. Sokol suggested the area be used for agriculture.**

**Richard Adams, 240 Island Drive, noted the process used to develop the updated Comprehensive Plan. Mr. Adams suggested looking outside the island and seeing if other communities are having similar issues regarding declining population, development of recreation fields and aging population.**

**Cathy Davis, 500 Mitchell's Lane, addressed the Council regarding wildlife information in the Comprehensive Community Plan. Ms. Davis read the following:**

**Art Weber, 145 Island Drive, noted support for the updated Comprehensive Plan explaining the document is good, let's use it.**

**Council President requested to entertain a motion for a ten minute recess, Councillor VonVillas moved, duly seconded, it was voted unanimously to recess this meeting for ten minutes at 10:21 a.m.**

**Council President requested to entertain a motion to reconvene, Councillor Viveiros moved, duly seconded, it was voted unanimously to reconvene this meeting at 10:45 a.m.**

**Bruce Vanicek, 201 Harris Avenue, Portsmouth, RI, President of Rhode Island Nurseries, addressed the Council, noting he is the biggest land owner in the Town and is willing to work with and discuss land use issues within the Town.**

**Discussion centered around having open land use discussions with Bruce Vanicek, converting a building in the Town for senior housing and the aging community.**

**Town Planner Ronald Wolanski reviewed the Middletown Comprehensive Community plan update implementation table, on file in the Office of the Town Clerk.**

**Discussion centered around land and improvements in the Esplanade - Tuckerman Avenue area of town, pitch and height of roofs, Aquidneck Avenue sidewalks, different zoning areas on East Main Road and West Main Road, Town must bring zoning ordinances up to date once the updated Comprehensive Community Plan is adopted, and zoning on Aquidneck Avenue.**

**Council President requested to entertain a motion for a ten minute recess, Councillor Rodrigues moved, duly seconded, it was voted unanimously to recess this meeting for thirty minutes at 12:07 pm.**

**Council President requested to entertain a motion to reconvene, Councillor Rodrigues moved, duly seconded, it was voted unanimously to reconvene this meeting at 12:45 pm.**

**Town Planner Ronald Wolanski and Assistant Town Planner Alison Ring continued to reviewed the Middletown Comprehensive Community plan update implementation table, and reviewed the Future Land Use Maps (Map L-4 and Maple Proposed Changes), on file in the Office of the Town Clerk.**

**Discussion centered around dark sky, lights at Gaudet School field, wording of Open Space bonds, cleaning town brooks and water quality issues.**

**Elizabeth Ward, 675 Mitchell's Lane, suggested the Council take notice of water rights.**

**Discussion centered around Maidford River, the Hazard Mitigation Program, broad band fiber optics, cleaning brooks and lack of trash receptacles at RIPTA Bus stops.**

**Kevin McCarthy, Middletown, addressed the Council, noting concern with height limits at the State Airport on Forest Avenue.**

**Town Planner Ronald Wolanski, responding to Mr. McCarthy, explained that FAA regulations are being followed regarding the state airport.**

**Discussion centered around the east side of town's waterlines and a revolving loan program.**

**Council President requested to entertain a motion to adjourn, Councillor VonVillas moved, duly seconded, it was voted unanimously to adjourn said meeting at 2:40 pm.**

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**Wendy J.W. Marshall, CMC**

**Town Clerk**

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